

HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0001
4209 Avenue F
Hyde Park

PROPOSAL

Construct a two-story addition to the rear of a ca. 1908 one-story house that is contributing to the historic district.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a two-story addition to the rear of a one-story house in the Hyde Park Historic District. The proposed addition will have front-facing gables and will add 709 square feet of space to the house. The addition will have horizontal wood siding, painted to match the existing house. The roof will have composition shingles to match those on the existing house and fenestration in the addition will be 4:4 painted wood single-hung windows to complement those on the existing house. The new column wraps specified in the application will be routine reproduction and replacement in kind. There will be a new metal railing installed on the front porch.

STANDARDS FOR REVIEW

The following Hyde Park Historic District Design Standards are applicable to this project:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Construct additional so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and style of the existing house.
- Locate new additional and alterations to the rear or rear side of the building so that they will be less visible from the street.
- Make the pitch and height of the roof of the addition compatible to that of the existing house. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing, and placement. Use exterior siding materials on the addition which match or are compatible with that of the existing house.

- Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15 feet back from the front house wall (the exterior wall closest to the street). Design additions so that they do not overwhelm the original building. Do not raise a first story to become a second story.
- Recommendations include:
 - Extend the existing roof line in the rear of the house to accommodate an addition wherever possible.
 - Consider adding one-story additions to one-story houses.
 - Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space. Design side wall heights on second floor additions to be in scale and proportion to the original house.
 - Where attic heights are adequate to support second-floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.
 - Do not locate windows so as to invade the privacy of neighboring properties.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed. The proposed addition meets all of the applicable design standards in its placement, compatibility of roof forms, materials, and fenestration patterns.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LDH-2017-0001
LOCATION: 4209 Avenue F



1" = 167'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

4209 Avenue F
ca. 1908



OCCUPANCY HISTORY 4209 Avenue F

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2017

1992	John F. and Susan A. Kerr, owners John: Media producer, Department of Human Resources Susan: Writer
1985-86	John F. and Susan A. Kerr, owners Media producer, Department of Human Resources
1981	John F. and Susan A. Kerr, owners Employed by the Department of Human Resources
1977	John F. and Susan A. Kerr, owners Employed by the State Welfare Department
1973	Imogene Smith, owner Widow, Kelly Smith Retired NOTE: John F. and Susan A. Kerr are not listed in the directory.
1968	Imogene Smith, owner Widow, Kelly Smith Retired
1965	Imogene Smith, owner Widow, Kelly Smith Retired
1961	Imogene Smith, owner Widow, Kelly Smith No occupation listed
1957	Imogene Smith, owner Widow, Kelly Smith No occupation listed
1954	Imogene Smith, owner Widow, Kelly Smith No occupation listed
1952	Imogene Smith, owner Widow, Kelly Smith No occupation listed
1949	James M. Reynolds, owner No occupation listed Also listed is Imogene Smith, the widow of Kelly Smith; she had no occupation shown.

- 1947 James M. Reynolds, owner
No occupation listed
Also listed is Imogene Smith, the widow of Kelly Smith; she had no occupation shown.
- 1944-45 James M. and Mattie O. Reynolds, owners
No occupation listed
Also listed is Imogene Smith, the widow of Kelly Smith; she had no occupation shown.
- 1941 James M. and Mattie Reynolds, owners
Clerk, Kelly Smith, cleaners, dyers, hatter, furrier, storage, 209-13 W. 6th Street.
NOTE: Kelly and Imogene Smith are listed at 400 W. 8th Street.
- 1940 James M. Reynolds, owner
NOTE: Mattie Reynolds is not listed.
Clerk, Kelly Smith, cleaner, dyer, hatter, furrier, storage, 209 W. 6th Street.
- 1939 James M. and Mattie Reynolds, owners
Clerk, Kelly Smith, cleaner and dyer, hats, clothes and furs, alterations, 209 W. 6th Street.
- 1937 James M. and Mattie Reynolds, owners
Clerk, Kelly Smith, cleaner and dyer, hats, clothes and furs, alterations, 209 W. 6th Street.
- 1935 James M. and Mattie Reynolds, owners
Clerk, Kelly Smith, cleaner and dyer, hats, clothes and furs, alterations, 209 W. 6th Street.
- 1932-33 James M. and Mattie Reynolds, owners
Marker collector, Kelly Smith, cleaner and dyer, hats, clothes, alterations, 209 W. 6th Street.
- 1930-31 James M. and Mattie Reynolds, owners
Collector, Kelly Smith, cleaner and dyer, hats, clothes, alterations, 203-05 W. 6th Street.
- 1929 James M. and Mattie Reynolds, owners
Collector, Kelly Smith, cleaner and dyer, hats, clothes, alterations, 203-05 W. 6th Street.
- 1927 James M. and Mattie Reynolds, owners
Trainman, Austin Street Railway
- 1924 James M. and Mattie Reynolds, owners
Trainman, Austin Street Railway
- 1922 James M. and Mattie Reynolds, renters
Trainman, Austin Street Railway
- 1920 Roy A. and Loula Cochran, owners
Deputy collector, U.S. Internal Revenue Service
NOTE: James M. and Mattie Reynolds are listed at 509 E. 16th Street; he was a trainman for the Austin Street Railway.

- 1918 John H. and Laura L. Grist, renters
No occupation listed
Also listed is Helen L. Grist, a student.
- 1916 Vacant
NOTE: William H. Moore is not listed in the directory.
- 1914 William H. Moore
Traveling salesman
- 1912-13 William H. Moore
Traveling salesman
- 1910-11 Adolph Koch
Clerk in charge, mailing division, Austin Post Office
NOTE: It is not clear if William H. Moore is listed in the directory.
- 1909-10 Adolph Koch
Chief mailing clerk, Post Office
- 1906-07 The address is not listed in the directory.
NOTE: Adolph Koch is listed at 404 Bowie Street; he was a clerk at the Post Office.

BIOGRAPHICAL NOTES

Adolph Koch (ca. 1908 – ca. 1911)

The 1910 U.S. Census shows Adolf and Mary F. Koch at this address. Adolf Koch was 33, had been born in Switzerland, and was a mailing clerk at the Post Office. Mary Koch was 27, had been born in Texas, and had no occupation listed. They had 2 children: Jennie, 5; and Adolph, 2. Both children had been born in Texas.

The 1920 U.S. Census shows Adolph and Mary F., Koch as the owners of the house at 42205 Avenue F. Adolph Koch was 43, had been born in Alsace-Lorraine, and was the superintendent of mail at the Post Office. Mary F. Koch was 37, had been born in Texas, and had no occupation listed. They had 2 children: Genevieve, 15; and Louis M., 1. Both children had been born in Texas. Adolph Koch immigrated to the United States in 1883 and was a naturalized citizen.

The 1930 U.S. Census shows Adolph and Mary Koch as the owners of the house at 4205 Avenue F, which was worth \$8,000. Adolph Koch was 53, had been born in Alsace-Lorraine, and was the superintendent of mails at the Post Office. Mary Koch was 47, had been born in Texas, and had no occupation listed. They had 2 children: Genevieve Koch, 25, a stenographer for a state office; and Louis Koch, 12. Both had been born in Texas.

ADOLPH KOCH

Adolph Koch, 88, of 4205 Avenue F, died in a local hospital Tuesday.

A resident of Austin most of his life, Koch was retired as Superintendent of Mails here.

He is survived by his widow, Mrs. Mary Koch, Austin; son, Louis M. Koch, Houston; daughter, Mrs. Geneviene Littlejohn, Austin; son, Louis M. Koch, Houston; and sister, Miss Lillie Koch, Austin.

Funeral services are pending at Weed-Corley Funeral Home.

Death notice for Adolph Koch
Austin American, December 8, 1965

Postal Veteran**Koch Rites****Scheduled****For Today**

Funeral for Adolph Koch, 88, retired superintendent of mails for the Austin Post Office, will be Thursday at 2 p.m. at Weed-Corley Funeral Home. He died Tuesday in a local hospital.

Rev. Charles A. Sumners, rector of St. David's Episcopal Church, will officiate. Burial will be in Oakwood Cemetery.

Koch was born in Lorach, Alsace-Lorraine, France, and came to Austin in 1882 from Rheinfelden, Switzerland, with his father, Charles Louis Koch and sister, Tillie Koch.

He started work in the Austin Post Office in 1891 at the age of 14 as a special delivery messenger and advanced to different posts as substitute clerk, mailing clerk, chief mailing clerk and finally as superintendent of mails — the office he held until his retirement in 1943 after working in the Austin Post Office for 52 years.

Koch was a charter member and one of the organizers of the Texas Branch No. 9, National Association of Postal Supervisors of Mails. He was an honorary member of the National Clerks Association, a 50-year Mason and a life member of Austin Lodge No. 12, AF&AM.

He is survived by his widow, Mrs. Mary Wilcox Koch of Austin; son, Louis M. Koch of Houston; daughter, Mrs. Genevieve Littlejohn of Austin; sister, Miss Tillie Koch of Austin, and three grandchildren.

Story/obituary of Adolph Koch
Austin American, December 9, 1965

1920 U.S. Census – Roy and Lula Cochran

The 1920 U.S. Census shows Roy A. and Lula May Cochran as the owners of this house. Roy A. Cochran was 31, had been born in Texas to a Kentucky-born father and an Indiana-born mother, and was an auditor for the federal government. Lula May Cochran was 25, had been born in Texas to Missouri-born parents, and had no occupation listed. They had a daughter, Isabella, 6, who had been born in Texas. By 1930, according to the census report of that year, Roy A. and Lula D. Cochran were living at 1805 Dam Boulevard in a house they owned, and which was worth \$3,000. Roy A. Cochran was a 4-year-old Texas-born book-keeper for a road machinery firm; Lula D. Cochran was 38 and had no occupation listed. Their daughter, Isabella, was 16, and had no occupation listed.

James M. and Mattie Reynolds (ca. 1921 – ca. 1949)

The 1910 U.S. Census shows James M. and Mattie Reynolds living in Lampasas, Texas. James M. Reynolds was 39, had been born in Mississippi, and was a salesman for a general store. Mattie Reynolds was 33, had been born in Texas, and had no occupation listed. They had 3 children: Imogene, 13; Eugene, 11; and Corine, 8. All of the children had been born in Texas.

In 1920, according to the census report of that year, James and Mattie Reynolds were living at 509 E. 16th Street in Austin. James Reynolds was 45, had been born in Mississippi, and was a motorman for the streetcar line. Mattie Reynolds was 44, had been born in Texas, and had no occupation listed. With them lived a daughter, Corinne, 18, who had been born in Texas, and was a stenographer for the state.

The 1930 U.S. Census shows James M. and Mattie Reynolds as the owners of this house, which was worth \$7,500. James M. Reynolds was 59, had been born in Alabama, and was a

solicitor for a dry cleaners. Mattie Reynolds was 56, had been born in Texas, and had no occupation listed. They had a daughter, Corrine, 29, who had been born in Texas, and was a stenographer for a dry cleaner.

James M. and Mattie Reynolds appear in the 1940 U.S. Census as the owners of this house, which was worth \$3,000. James M. Reynolds was 70, had been born in Mississippi, and worked in the parcel post department of a dry cleaning shop. Mattie Reynolds was 64, had been born in Texas, and had no occupation listed. Their daughter, Corene, 30, had been born in Texas and was a stenographer for a dry cleaning establishment.

MRS. MATTIE REYNOLDS

Mrs. Mattie Eugenia Reynolds, 71, an Austin resident for 33 years, died Saturday at the home of her daughter, Mrs. Kelly Smith of 4209 Avenue F. She was born in Leander and was a daughter of Luther Faubion, one of the early settlers of Williamson county. Mrs. Reynolds was a member of the First Methodist church, West Austin Study club, United Daughters of the Confederacy, Church Council of Women, Helping Hand, Kings Daughters and a leader in the WCTU.

Survivors are her husband, James M. Reynolds of Austin; one son, E. F. Reynolds of Houston; two daughters, Mrs. Kelly Smith and Miss Corene Reynolds of Austin, and one sister, Mrs. R. L. Carothers of Dallas.

The body will lie in state at the residence until Monday noon. Funeral services will be held at the Weed-Corley Funeral home at 2 p. m. Monday. Dr. Kenneth Pope and Dr. W. R. White will officiate, and burial will be in Oakwood cemetery.

Obituary of Mattie Reynolds
Austin American-Statesman, January 13, 1946

JAMES M. REYNOLDS

James M. Reynolds, 78, died at his residence, 4209 Avenue F, Sunday. A retired railroad man, he had lived in Austin for 37 years. He was a life-time member of the Baptist church and for many years a member of the First Baptist Church. Survivors are two daughters, Mrs. Kelly Smith and Miss Corene Reynolds, both of Austin; one son, E. F. Reynolds of Houston; one sister, Mrs. Docia Radush of San Antonio; one brother, E. L. Reynolds of Dallas.

The body will be at the family residence until Tuesday morning. Funeral services will be held at the Weed-Corley Funeral Home Tuesday at 2:30 p.m. Dr. Melvin C. Eidson will officiate and burial will be in Oakwood Cemetery.

Obituary of James M. Reynolds
Austin American, August 22, 1949

Imogene Smith (ca. 1942 – ca. 1975)

The 1940 U.S. Census shows Kelly and Imogene Smith as the owners of the house at 400 W. 8th Street in Austin; that house was worth \$20,000. Kelly Smith was 45, had been born in Texas, and was a cleaner and dyer. Imogene Smith was 44, had been born in Texas, and had no occupation listed. They had no children listed with them.

SMITH, Mrs. Kelly
(Imogene), 79, 4209 Avenue F,
died Sunday. Private services
to be held Wednesday.
Survivors: brother, Eugene
Reynolds of Houston; niece,
Mrs. Louise Dunn of
Muskogee, Okla.
(Weed-Corley)

Obituary of Imogene Smith
Austin American-Statesman, May 6, 1975

Receipt No. _____ Application for Sewer Connection **Nº 1952A**
Austin, Texas, **1-14 1914**

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—
I hereby make application for sewer connection and instructions on premises owned by _____ at **4209 Avenue 7** Street,
further described as Lot **8-7** Block **21** Outlot _____ Division _____
subdivision _____ Plat **54**, which is to be used as a _____

In this place there are to be installed _____ fixtures. Plumbing Permit No. _____
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line _____ Respectfully,
Stub Out } _____
Connected } _____
(Location)

Date **1-14-1914**

By _____
NOTE: Connection Instruction **6" Sewer in Alley** **A-488**

Sewer connection application for this address (1914)

J. M. Reynolds **4209 Ave. F**
34 **21** **7 & 8**
Hyde Park

Addn. to present res.

22271 **8-4-41**

Building permit to James M. Reynolds for an addition (1941)